



Development Services Department Building Permits & Inspections

ACCESSORY STRUCTURE REQUIREMENTS

- 1...MAY BE IN REAR YARD
- 2...MAXIMUM ONE STORY
- 3...MAXIMUM 15' AT HIGHEST POINT OF ROOF
- 4...MAXIMUM 12' TO FINISHED CEILING
- 5...MINIMUM 5' TO MAIN HOUSE (ROOF TO ROOF)
- 6...MINIMUM 60' TO FRONT LOT LINE

SQUARE FOOTAGE LIMITATIONS

FLOOR AREA SHALL NOT EXCEED THE MOST RESTRICTIVE OF THE FOLLOWING, EXCEPT THAT 400 S.F. IS ALLOWED UNDER ANY CONDITION

- 1...50% OF GROSS FLOOR AREA OF MAIN HOUSE
- 2...AN AREA 12 TIMES THE AVERAGE LOT WIDTH
- 3...AN AREA 40 % OF BACK YARD

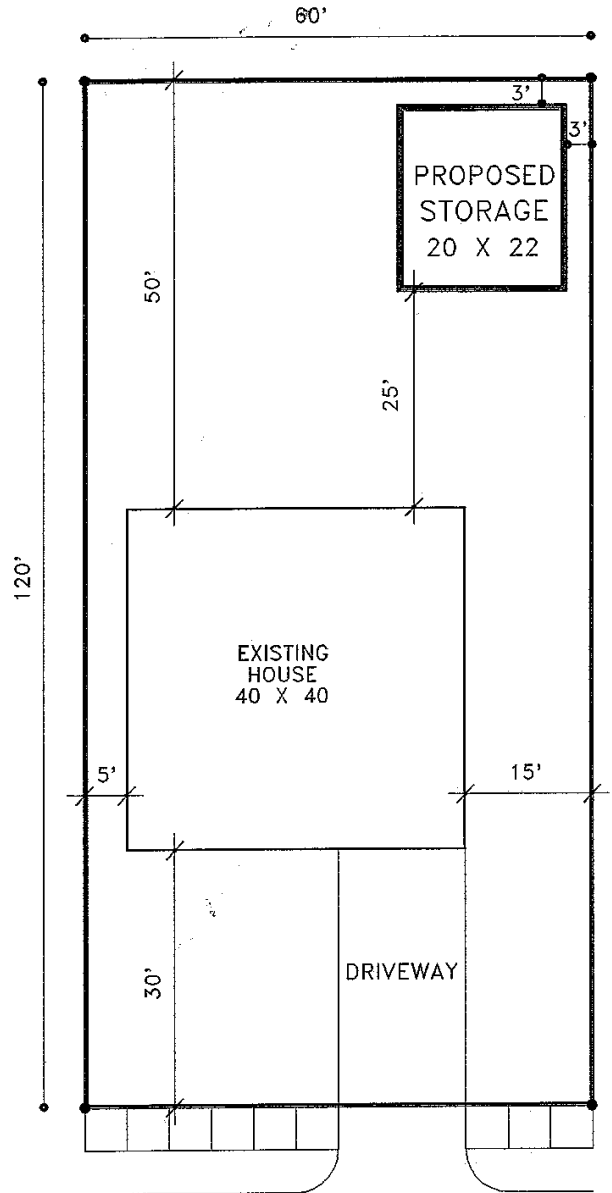
SQ FT ANALYSIS FOR THIS SAMPLE PROJECT

- 1.....40 X 40 / 2 = 800 SF
- 2.....12 X 60 = 720 SF
- 3.....60 X 50 X .4 = 1200 SF

THE MOST RESTRICTIVE IS 720 SF. MAX AREA ALLOWED FOR ACCESSORY STRUCTURE IS 720 SF.

ADDITIONALLY

MAY BE CONNECTED TO MAIN DWELLING BY A MAX 5' WIDE BREEZEWAY WITH MIN 75% OPEN SIDES. MUST BE BUILT ACCESSORY TO A MAIN DWELLING FOR OCCUPANCY BY IMMEDIATE FAMILY OR SERVANTS. IF USED FOR LIVING QUARTERS, MUST PROVIDE A NOTARIZED LETTER FILED WITH THE COUNTY CLERK AT 500 SAN ANTONIO, STATING THAT THE ACCESSORY STRUCTURE WILL BE USED BY IMMEDIATE FAMILY OR SERVANTS, WILL NOT BE RENTED TO THE GENERAL PUBLIC, & WILL NOT HAVE SEPARATE UTILITY METERS.



SITE PLAN

1" = 20'

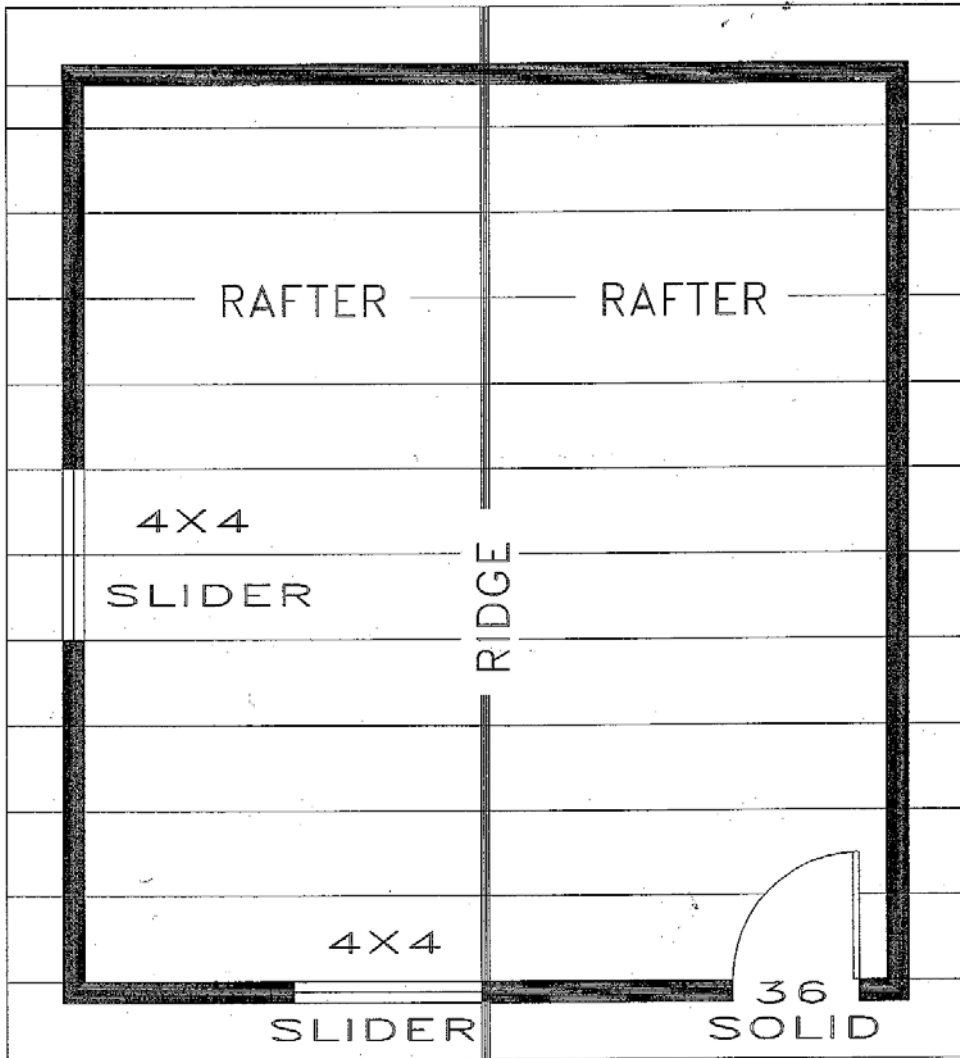
LEGAL DESCRIPTION

LOT 7
BLOCK 13
LAKEWAY OAKS



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DETACHED 20 X 22
ACCESSORY STRUCTURE



FLOOR / ROOF FRAME

RAFTERS - 2 X 6 @ 24" O.C.

RIDGE - (3) 11 7/8 MICROLAM

WALLS 2X4/16 OC STUCCO